

## Edge Transect Zone

### 1. Permitted Uses.

- a. Permitted Uses
  - i. Community centers
  - ii. Multi-family dwellings
  - iii. Accessory dwelling units
  - iv. Residential
  - v. Residential accessory uses and structures
  - vi. Residential care facilities for the elderly



- b. Commercial uses are not permitted within the Edge Transect zone.

### 2. Development Standards.

- a. Each building must be built 20 feet from front property line and 10 feet from the rear property line and must have at least 60% building frontage along the front property line. Buildings shall include non-habitable building features which provide shade such as stoops, porches, canopies, and similar type features stoops, porches, canopies, colonnades, arcades, and similar type features and can encroach to within the 10 feet of the front property line. Habitable building area is prohibited within the front setback. Garages are encouraged to be built as to not directly face the street or alleys and should have architectural character compatible with the primary structure.
- b. Side yard setbacks are required to be a minimum of 3 feet and accessory structures can be built within 5 feet of the rear property line.
- c. Building height cannot exceed 30 feet except properties that abut single-family zoned property cannot exceed 18 feet. Accessory buildings cannot exceed 18 feet except properties that abut a single-family zoned property cannot exceed 15 feet. Twenty percent of the roof area can be used to exceed the building height for stairways, parapets, elevator shafts, air conditioners, mechanical rooms and other similar type features.
- d. Accessory buildings are limited to garages and must be located in the rear of the primary structure.
- e. Balconies and other architectural features are allowed to encroach up to 25% of the 20-foot setback area above the first story.



### **3. Parking.**

- a. Parking requirements within the Edge Transect shall be as follows:
  - i. One parking space per unit.
  - ii. All required parking must be covered.
  - iii. No RV or guest parking is required.
- b. Parking requirements can be met through a joint use agreement with adjacent properties. The parking areas cannot cross a right-of-way and a parking plan for all joint uses must be approved through the Design Review process.

### **4. Landscaping.**

- a. Minimum landscaping requirements shall be in conformance with the Uptown McCulloch Main Street District Landscaping Plan.
- b. Landscaping within the right-of-way as part of an improvement district is credited towards meeting the minimum landscaping standards for a lot.

### **5. Streetscape.**

- a. Development of a property within the Edge Transect must implement streetscape standards outlined in the Uptown McCulloch Main Street District Streetscape Standards for areas of Injo Drive, Moyo Drive, Magnolia Drive, Mulberry Avenue, Querio Drive, Mariposa Drive and Cypress Drive.